

**From:** Vaibhav S

**Sent:** Thursday, June 13, 2024 3:24 PM

**To:** COA <coa@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Keenan, Dennis (Councillor) <Dennis.Keenan@brampton.ca>

**Subject:** [EXTERNAL]Concerns regarding Application A-2024-0109, 227 and 229 Main Street South

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Dear Committee Members, Councillors Keenan and Medeiros,

I am writing on behalf of our neighborhood to express our serious concerns regarding the proposed changes to the development plan on the above noted property. **Although described as minor variances, these changes are substantial and contravene the city's by-laws.**

For your information, we received this notice with **less than 10 days remaining** before the due date for written submissions (the letter envelope was dated June 5, 2024, and the submissions are due by June 13), which is a very tight deadline.

#### **History :**

**For over two years, this project has been in motion. During this period, we've only had one meeting with the developer, which was mandated by the city. Apart from that, there hasn't been any effort to engage with the current residents of the neighboring area.**

The lack of communication led our neighborhood to file an appeal against the development. Without having any communication with us, **the appeal was regarded as frivolous, vexatious, and without merit by the developer.**

We later withdrew the appeal, **relying on assurances** that the development would adhere to specific by-laws, including maintaining an adequate setback from current dwellings, staying within the 45-degree angular plane, and providing green space to ensure a proper transition zone. **These conditions are now being disregarded.**

**The Brampton Urban Design Review Panel had expressed concerns** about the height and massing, given the proximity to single-family homes.

**Despite city staff recommending a 23-storey limit** (which still breached the 45-degree angular plane), the matter was deferred by the Planning and Committee meeting. However,

without prior notice, it was added to the City Council Meeting Agenda, and the by-law was passed, permitting a building as long as it did not breach the 45-degree angular plane.

### **Current Issues :**

**Our neighborhood thought the matter was over but now yet again we face another "minor variance", which includes the below issues :**

Key issues:

- **Setback and Green Space:** The original plan included sufficient setback from existing dwellings and green space to connect the development to the community. This was a key element in height transition with the neighbouring single family dwellings. The green space is now being omitted, significantly affecting the neighborhood's character and environment. There are trees which are more than 50 years old, removing them will be a big loss for our community.
- **New Dwelling Type:** The **addition of back-to-back townhouses is not a minor variance**. The by-law simply does not permit this. This new dwelling type will significantly impact the skyline view from our backyards.
- **45-Degree Angular Plane Compliance:** One major issue is the adherence to the 45-degree angular plane. The original agreement required the development to stay within this plane, with a maximum height of 76 meters. This requirement was essential to minimize the impact on nearby homes and was agreed upon with City Councillors and the Planning & Development Committee. **Now, this critical condition seems to be ignored.**
- **Building Mass:** The new proposal also increases the building mass significantly, **more than doubling the Floor Space Index (FSI)** and increasing the gross floor area by 25%. Such an excessive building mass is incompatible with the surrounding area.
- **Parking Reduction:** **The parking is being reduced to 0.2 spaces for residents and 0.15 spaces for visitors.** This proposal reduces parking by almost half, which will lead to significant overflow parking on our streets, exacerbating existing parking issues.
- **Traffic Impact:** Previous traffic studies indicated that the proposed development would result in extremely poor and unsatisfactory traffic levels at various intersections. The increased density will only worsen this situation.

**Altogether, these changes amount to more than a minor variance and should not be allowed.** Given the significant nature of these changes and their impact on our community, we request a detailed explanation addressing our concerns.

**For many months, our community has been voicing our concerns regarding the proposed changes. Despite our persistent efforts to communicate and collaborate, we feel our voices have not been adequately heard. The residents of our neighborhood are now seeking your committee's support to instill confidence and faith in our local governance processes.**

**We are a community of residents with limited means. We cannot continue to contest unjustified design adjustments indefinitely without your support. We earnestly request that you listen to our concerns and take action to ensure that the development proceeds in a manner that respects the original agreements and protects our neighborhood's integrity.**

**I would like to bring my concerns forward by addressing the committee. Please register me as a speaker for the June 18th Meeting.**

I give my authorization to post this email on the agenda, without my email address or mailing address.

Regards

Vaibhav Sharma

5 Hodgson Street